

**REALTOR® Party State Legislative Monitor
Weekly Report
March 31, 2022**

Our comprehensive briefing on [COVID-19 Remote Notarization Orders](#) outlines state action to allow remote notarization during the ongoing pandemic. This document is updated weekly. Updates this week include Hawaii.

Affordable Housing

Arizona [HB 2674](#) passed the Senate Commerce Committee on March 28. This bill would establish a study committee to examine the state's housing supply, with a report due on the subject to the legislature on December 31, 2022.

California [AB 2063](#) is scheduled for an April 7 hearing in the Assembly Governance and Finance Committee. This bill would prohibit affordable housing impact fees, inclusionary zoning fees, in-lieu fees and public benefit fees from being imposed on a housing development's density bonus units.

California [SB 897](#) is scheduled for an April 7 hearing in the Senate Governance and Finance Committee. This bill would make numerous changes regarding accessory dwelling units, including increasing the maximum height limit to 25 feet, make changes to fire sprinkler requirements, and would establish requirements for junior accessory dwelling units.

Colorado [HB 1304](#) was heard in the House Transportation and Local Government Committee on March 29 and remains pending. This bill would create two statewide grant programs to invest in affordable housing and associated infrastructure.

Connecticut [HB 5204](#) is scheduled for an April 4 hearing in the Legislative Commissioners' Office. This bill would mandate a statewide assessment for affordable housing need and would require each municipality in the state to create an affordable housing plan, which would then be studied by the state to evaluate each municipalities performance.

Hawaii [HB 1837](#) passed the Senate Housing Committee on March 24. This bill would require each county to submit biennial reports to the legislature on its efforts to reduce zoning and regulatory barriers to housing development.

Hawaii [SB 2251](#) passed the House Judiciary Committee on March 24 and was referred to the House Finance Committee. This bill would allow the Hawaii public housing authority to develop mixed-income and mixed-financed housing projects. It would also prohibit the development or construction of housing projects on ceded land that is vacant on or after January 1, 2022.

Minnesota [SF 915](#) passed a second reading in the Senate on March 30. This bill would encourage municipalities to enact policies favoring the development of affordable housing and would prohibit municipalities from rejecting such developments on aesthetic grounds.

Oklahoma [SB 1685](#) was referred to the House Appropriations and Budget Committee on March 28. This bill would specify that tax credits awarded through the state's Affordable Housing Act could not exceed the federal amount awarded to low-income housing projects.

Vermont [SB 234](#) is scheduled for a March 31 hearing in the Senate Finance Committee. This bill would designate certain areas throughout the state as "smart growth" areas, where development would be permitted with exemptions from existing environmental review laws.

Virginia [HB 1194](#) was presented to Republican Gov. Glenn Youngkin on March 22. Governor Youngkin has a deadline of

April 11 to act on this bill or it will become law without his signature. This bill would authorize an industrial development authority to make grants associated with the construction of affordable housing.

Home Buying Programs

Alabama [HB 171](#) passed the Senate on March 29 and is awaiting enrollment. This bill would extend the terms of first-time homebuyer savings accounts in the state by five years, allowing such accounts to be extended through December 31, 2028.

Minnesota [HF 4269](#) passed the House Judiciary Finance and Civil Law Committee on March 30 and was referred to the House Ways and Means Committee. This bill would create a first-generation homebuyer down payment assistance fund, which would be used to assist eligible first-time homebuyers with between \$1,000 and \$30,000 of closing costs. A companion, [SF 3897](#), is pending in the Senate Civil Law and Data Practices Policy Committee.

Short-Term Rentals

Arizona [SB 1168](#) passed a second reading in the House on March 29. This bill would require owners of short-term rentals to maintain liability insurance and impose penalties for regulatory violations of short-term rental rules.

New Hampshire [SB 249](#) is scheduled for an April 7 hearing in the House Municipal and County Government Committee. This bill would prohibit municipalities from enacting ordinances that ban short-term rentals.

Remote and Electronic Notarization

Connecticut [SB 99](#) was reported out of the Legislative Commissioners' Office on March 30. This bill would establish a working group to make recommendations whether to adopt the Revised Uniform Law on Notarial Acts and whether remote notarial acts should be permitted in connection with real estate transactions.

Maryland [SB 317](#) passed the House Government Operations Committee on March 30. Among other provisions, this bill would repeal a law that prohibits the use of notarial acts using communication technology. A companion bill, [HB 663](#), passed the House on March 18 and was referred to the Senate Judicial Proceedings Committee.

Vermont [HB 512](#) is scheduled for an April 6 hearing in the Senate State Government Committee. This bill would authorize the use of remote notarizations for certain transactions involving real estate.

Overview

Alabama, Alaska, Arizona, California, Colorado, Connecticut, Delaware, Georgia, Hawaii, Idaho, Illinois, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Nebraska, New Hampshire, New Jersey, New York, Ohio, Oklahoma, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont and Wisconsin are in regular session. The District of Columbia Council and the U.S. Congress are also in session.

North Carolina is in recess until April 4, according to [SJR 748](#) passed on March 11 and adjourning the legislature. The passage of SJR 748 signals the end of the 2021 Long Session, which lasted 199 legislative days, reports [Ward and Smith](#). The General Assembly will meet again from April 4-6 and from May 4-6, with both regular sessions limited to specific itemized agendas outlined in the resolution. Most North Carolina leadership, however, does not anticipate any substantial action until the beginning of the Short Session on May 18.

Arkansas adjourned their 2022 legislative session sine die on March 30.

The following states are scheduled to adjourn their 2022 legislative sessions sine die on the dates provided: Idaho (March 31), Kansas (April 1), Georgia (April 4), Hawaii (April 5), Mississippi (April 6) and Illinois (April 8).

Utah held a one day special session on March 25, in which state lawmakers overrode Republican Gov. Spencer Cox's veto of [HB 11](#), regarding student eligibility in interscholastic activities, essentially banning transgender students from playing girls' sports, reports [NBC News](#). The veto override came after Governor Cox wrote legislators a [veto letter](#) in which he said

he'd been moved by data showing including transgender youth in sports could reduce suicide rates within the group, the forthcoming law will go into effect July 1.

Louisiana Republican leadership recessed their regular session to convene for a one day veto session on March 30, reports [The Advocate](#). The unprecedented concurrent special session was the second attempt at overriding Democratic Gov. John Bel Edwards' vetoes of the bills that guarantee GOP congressional dominance for another decade, this time successfully. [HB 1](#) and [SB 5](#) go into effect immediately, but at least three civil and human rights organizations have filed lawsuits challenging the map. The regular session reconvened after the veto override vote.

Virginia Republican Gov. Glenn Youngkin announced a special session for April 4 to finalize the unfinished business of the legislature including the state budget, reports [NBC12 Newsroom](#). Additionally, the legislature will consider Governor Youngkin's proposed [three-month gas tax holiday](#).

New Mexico Democratic Gov. Michelle Lujan Grisham announced a special session scheduled for April 5 to address economic relief for New Mexicans due to rising costs. A revised supplemental "junior" spending bill will also be reviewed, reports [KOAT](#).

Florida Republican Gov. Ron DeSantis announced a special session for April after vetoing the new congressional district map approved by the legislature citing legal concerns, reports [Politico](#). Governor DeSantis made clear he would oppose any proposed map designed to keep intact districts that had a sizable minority population, but where minority voters do not constitute an overall majority. The special session, slated to begin April 19 and last no later than April 22, is intended to produce a new map that will "establish lawful congressional voting districts in Florida," as stated in his [proclamation](#).

Utah Republican Gov. Spencer Cox had until March 24 to sign or veto legislation or it became law without signature. South Dakota Republican Gov. Kristi Noem had until March 25 to sign or veto legislation or it became law without signature. Wyoming Republican Gov. Mark Gordon had until March 26 to act on legislation or it became law without signature. West Virginia Republican Gov. Jim Justice had until March 30 to sign or veto legislation or it became law without signature.

Washington Democratic Gov. Jay Inslee has until April 2 to sign or veto legislation or it becomes law without signature. Virginia Republican Gov. Glenn Youngkin has until April 11 to sign or veto legislation or it becomes law without signature. Indiana Republican Gov. Eric Holcomb has until April 13 to sign or veto legislation or it is pocket vetoed. Oregon Democratic Gov. Kate Brown has until April 15 to sign or veto legislation or it becomes law without signature. Arkansas Republican Gov. Asa Hutchinson has 20 days from presentment, Sundays excluded, to act on legislation or it becomes law without signature. Florida Republican Gov. Ron DeSantis has 15 days from presentment to act on legislation or it becomes law without signature.

Interim Committees/Prefiles

The following states are currently holding 2022 interim committee hearings: [Montana](#), [Nevada](#), [North Dakota](#) and [Wyoming](#).

Special Elections

South Carolina Senate District 31 held a special election on March 29, reports [270toWin](#). The seat became vacant when former Sen. Hugh Leatherman, R-Florence, died in November. Leatherman had been the District 31 Senator since 1981. Republican Mike Reichenbach, who narrowly won the competitive republican primary, won the seat in a landslide with 90 percent of the vote over Democratic challenger Suzanne La Rochelle.

The following seats will be filled by special elections on the dates provided: Georgia House District 45 and Pennsylvania House Districts 19, 24 and 119 (April 5), and New York Assembly District 20 (April 7).